

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Long Pond Preliminary Subdivision Plan (PSP)

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Thomas Radzai **CONTACT:** Brian M. Walker EXT. 7337

Agenda Date 08/02/2006 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Long Pond Subdivision located on the corner of Long Pond Road and west of Interstate 4 in Section 13, Township 20 south, Range 29 east, contingent upon BCC approval of the Final Master Plan.

District 5 – Brenda Carey

(Brian M. Walker – Planner)

BACKGROUND:

The applicant, Rockwell Development Inc., is requesting preliminary subdivision approval for a 48 lot single family residential subdivision. The project site is 51.44 +/- acres in size with a net buildable area of 48.24 +/- acres.

The subject property is zoned as a Planned Unit Development and allows lot sizes of 21,000 square feet except for lots on the west property line which will be 31,200 square feet in size.

The proposed subdivision will be served by Seminole County water and sanitary system. Reclaim for irrigation is also available and will be connected too.

STAFF RECOMMENDATION:

Staff recommends approval of the Long Pond Preliminary Subdivision Plan subject to BBC approval of the Final Master Plan.

Attachments: Exhibit A: Location map
Exhibit B: Preliminary Plan Reduction

DR No. _____
Parcel ID#:
13-20-29-300-005B-0000

PRELIMINARY SUBDIVISION PLAN

FOR

LONG POND SUBDIVISION

SEMINOLE COUNTY, FLORIDA

JUL 20 2006

Development Review

PROJECT INFORMATION

SURVEYOR: SEARS SURVEYING COMPANY
2107 N. PARK AVENUE
WINTER PARK, FLORIDA 32789
407-897-6220

ZONING: PUD

FUTURE LAND USE: SUBURBAN ESTATE

SITE AREA: 51.443 ACRES

PROPOSED DEVELOPMENT: 48 SINGLE FAMILY LOTS

MINIMUM LOT SIZE: 120' X 175' (0.48 ACRE)

GROSS DENSITY: 0.93 LOTS/ACRE (48 LOTS/51.443 ACRE)

NET DENSITY: 51.44 ACRES
-3.53 ACRES (PROPOSED 30' R/W)
47.91 ACRES (NET PROJECT AREA)

1.00 LOT/ACRE (48 LOTS/47.91 ACRE)

BUILDING SETBACKS: 30' - FRONT
10' - SIDE
35' - REAR
25' - SIDE (STREET)

OPEN SPACE: 3.09 ACRES OPEN SPACE / BUFFERS
11.12 ACRES STORMWATER AREAS
14.21 ACRES OPEN SPACE (27.6%)

POTABLE WATER SERVICE: SEMINOLE COUNTY (48 LOTS X 350 GPD = 16,800 GPD)

FIRE PROTECTION: SEMINOLE COUNTY (500 GPM / 20 PSI RESIDUAL)

SEWER SERVICE: SEMINOLE COUNTY (48 LOTS X 300 GPD = 14,400 GPD)

EXIST. LAND USE: VACANT

EXIST. VEGETATION: PASTURE GRASS / SCATTERED TREES

CONSERVATION AREA: N/A

FLOOD ZONE: ZONE "X" (AREAS OF MINIMAL FLOODING), FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 120289 0130 E, SEMINOLE COUNTY, FLORIDA, EFFECTIVE DATE APRIL 17, 1995

APRIL, 2006

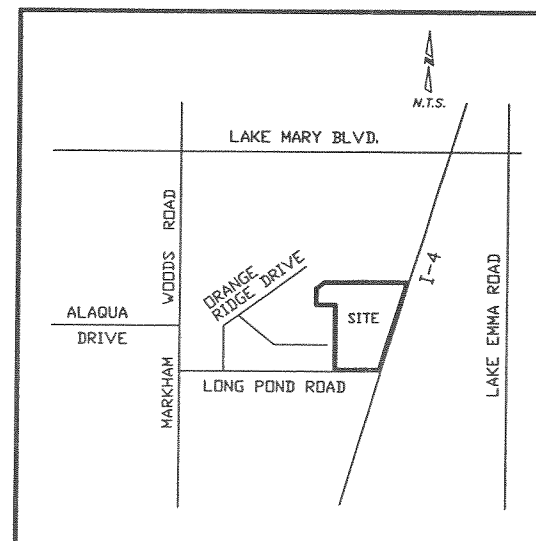
OWNER/DEVELOPER:
ROCKWELL DEVELOPMENT, INC.

1017 EAST SOUTH STREET, SUITE B
ORLANDO, FLORIDA 32801
407-895-5578

ENGINEER:
GEORGE GARRETT P.E.

P.O. BOX 531085
ORLANDO, FLORIDA 32853
407-258-5852

VICINITY MAP



PARCEL ID: 13-20-29-300-005B-0000

LEGAL DESCRIPTION:

A PORTION OF LAND IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "C", OAKMONT PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 75 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS A POINT OF REFERENCE, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD No. 400; THENCE RUN S 18°11'40" W, ALONG SAID WEST RIGHT OF WAY LINE, 850.93 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°45'37" W, 1087.68 FEET; THENCE RUN N 37°49'36" W, 240.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE WEDIVA TRAIL (A 50' RIGHT OF WAY); THENCE RUN S 52°10'24" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 539.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN S 00°11'33" E, ALONG SAID WEST LINE, 368.16 FEET TO THE NORTH LINE OF ORANGE RIDGE FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 12 OF THE SEMINOLE COUNTY PUBLIC RECORDS; THENCE RUN N 89°58'07" E, ALONG SAID NORTH LINE, 215.18 FEET TO THE EAST LINE OF SAID PLAT; THENCE RUN S 00°13'46" E, ALONG SAID EAST LINE, 1284.28 FEET TO THE NORTH RIGHT OF WAY LINE OF LONG POND ROAD (A 66' RIGHT OF WAY); THENCE RUN N 89°52'43" E, ALONG SAID NORTH RIGHT OF WAY LINE, 887.08 FEET TO THE AFORESAID WEST RIGHT OF WAY OF STATE ROAD No. 400; THENCE RUN N 17°20'26" E, ALONG SAID WEST RIGHT OF WAY, 1139.79 FEET; THENCE RUN N 18°11'40" E, CONTINUING ALONG SAID WEST RIGHT OF WAY, 727.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 51.443 ACRES MORE OR LESS.

TABLE OF CONTENTS

SHEET	TITLE
1	COVER SHEET
2	MASTER LAND USE PLAN
3-8	SITE DEVELOPMENT PLAN
7	PROJECT DETAILS
8	OFF-SITE FORCE MAIN
9	AERIAL PHOTO
10	BOUNDARY SURVEY LANDSCAPE PLANS

REVISIONS:
6-12-06 REVISED PER DRC MEETING 5-17-06

DEVELOPMENT ORDER #5-23000002

- A. PERMITTED USES SHALL BE SINGLE FAMILY RESIDENCES, HOME OFFICES, AND HOME OCCUPATIONS.
- B. MINIMUM LOT SIZE SHALL BE 31,200 S.F. ADJACENT TO THE WEST PROPERTY LINE AND 21,000 S.F. IN OTHER LOCATIONS.
- C. REQUIRED BUILDING SETBACKS SHALL BE:
- | | |
|---|--|
| RESIDENTIAL UNITS: | 30' - FRONT
10' - SIDE
35' - REAR
25' - SIDE STREET |
| ACCESSORY BUILDINGS AND POOL SCREEN ENCLOSURES: | 10' - SIDE
25' - SIDE STREET
10' - REAR |
- D. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET.
- E. RETENTION AREAS TO BE COUNTED TOWARD THE MINIMUM 25% OPEN SPACE REQUIREMENT SHALL BE LANDSCAPED, SODDED AND AMENITIZED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (SECTION 30.1344). THIS SHALL BE EVALUATED AT THE FINAL MASTER PLAN.
- F. OPEN SPACE PARCELS PROVIDED WITHIN THE RIGHT-OF-WAY SHALL BE SODDED, LANDSCAPED AND IDENTIFIED AS OPEN SPACE TRACTS ON THE FINAL MASTER PLAN.
- G. AN IRRIGATED 25 FOOT LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE WEST PROPERTY LINE ADJACENT TO ORANGE RIDGE SUBDIVISION. THIS BUFFER SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND SHALL CONTAIN 4 CANOPY TREES PER 100 FEET. FENCES WITHIN THE BUFFER SHALL BE PROHIBITED.

LONG POND SUBDIVISION
PRELIMINARY SUBDIVISION PLAN

LONG POND ROAD SHALL BE PAVED TO COUNTY STANDARDS FROM THE END OF EXISTING PAVEMENT TO THE PROJECT ENTRANCE (APPROX. 1200'-1000' L.F.)

LONG POND ROAD (66' R/W)
(UNIMPROVED)

BLOCK "C"
LOT 8

ORANGE RIDGE FARMS - PLAT BOOK 23, PAGES 12 & 13
LOT 8 BLOCK "C" LOT 4

LOT 11

BLOCK "A"

LOT 12

LOT 5

LOT 9

500°13'48"E

1284.26'

500°11'33"E 368.15'

W LINE OF E 1/2 OF SW 1/4 SECTION 13-20-29

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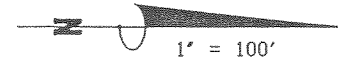
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TRACT A (SINGLE FAMILY LOT AREAS)

LOT NUMBER	GROSS AREA (SF)	NET BUILDABLE AREA (SF)	LOT NUMBER	GROSS AREA (SF)	NET BUILDABLE AREA (SF)
1	32,313	16,016	25	34,513	19,239
2	32,100	18,200	26	25,200	14,500
3	32,100	18,200	27	34,433	20,783
4	32,100	18,200	28	43,778	26,545
5	32,100	18,200	29	30,484	16,851
6	32,100	18,200	30	25,733	14,675
7	32,100	18,200	31	24,993	13,800
8	32,143	18,850	32	24,975	13,800
9	43,516	26,957	33	31,357	17,355
10	45,618	28,130	34	24,166	12,942
11	33,712	19,375	35	32,570	17,840
12	34,402	20,072	36	32,578	17,956
13	22,200	12,000	37	24,875	14,047
14	22,200	12,000	38	36,216	21,434
15	22,200	12,000	39	24,233	12,949
16	22,200	12,000	40	33,810	18,514
17	22,200	12,000	41	22,804	12,132
18	30,400	16,687	42	26,860	13,335
19	38,064	21,812	43	27,170	13,412
20	34,817	19,957	44	22,788	12,100
21	31,846	18,684	45	27,513	13,640
22	23,320	12,806	46	30,705	16,120
23	23,319	12,803	47	24,080	13,437
24	34,495	19,229	48	29,817	15,096



SOILS LEGEND

- ⑦ ASTATULA FINE SAND 5-8% SLOPE
- ⑥ ASTATULA FINE SAND 0-5% SLOPE
- SOIL BOUNDARY

TRACT AREAS

TRACT	AREA (ACRE)
A - SINGLE FAMILY LOTS	33.13
B - LANDSCAPE ISLANDS	0.23
C - OPEN SPACE/BUFFER	1.82
D - OPEN SPACE	1.04
E - STORMWATER	5.78
F - EXIST. FDOT STORMWATER	5.34
G - 30' RIGHT-OF-WAY	3.53
H - UTILITY TRACTS	0.57
TOTAL PROJECT AREA	51.44

STATE ROAD No. 400
INTERSTATE No. 4

EXIST. STORMWATER POND
F.D.O.T. PERPETUAL EASEMENT
PER OR 2962 PG. 46
5.34 ACRE

STORMWATER POND
TOP OF POND: 2.85 AC.

STORMWATER/UTILITY
TRACT "E"
5.78 AC.

STORMWATER AREAS TO BE LANDSCAPED/
AMOUNTED PER SECTION 30.1544,
LAND DEVELOPMENT CODE

ACCESS LIGHT AIR & NEW BUCKETS FROM THE
PROPERTY TO THE ROAD SHALL BE MAINTAINED
BY THE OWNER OF THE PROPERTY
OR 2142 PG 708 & OR 2142 PG 1118

NO.	DATE	REVISION	APP'D. BY

GEORGE GARRETT, P.E.
P.O. BOX 531085
ORLANDO, FLORIDA 32853
407-256-5852 FAX: 321-636-1035

LONG POND SUBDIVISION
SEMINOLE COUNTY, FLORIDA

PRELIMINARY PLAM

GEORGE GARRETT, P.E.
FLORIDA #31958

DATE 4-06
SHT C-2

SCALE 1" = 100'
JOB NO. 25-001
FILE SITEPLAN
DRAWN BY GC
DATE 4-06
SHT C-2